



Land Offering

**Sienna Hills - Parcel 10F
T42S R15W Section 12 and T42S 14W Section 7**

5.5 ± Acres

Washington City, Utah



LOCATION & PROPERTY DESCRIPTION

LOCATION

Sienna Hills Parcel 10F sits within close proximity to I-15 just off Exit 13 in Washington City, Utah. Access is off Grapevine Crossing North from Washington Parkway. (Please see Exhibit A & B).

The Sienna Hills Commercial Area on Exit 13 is one of the fastest growing commercial areas in Southern Utah. Here is a list of developments that are currently under development close to this parcel:

- Sienna Hills Auto Mall – A new master planned high-end auto mall.
- The New Stewart Medical Hospital and medical park campus.
- Green Springs Residential & Resort – 580-acre master planned high-end development.
- Ovation – A senior living community and active adult lifestyle village (now open).

DESCRIPTION

A legal description for this parcel has not yet been written. The subject lands are approximately 5.5 acres and are within a portion of T42S R15W Section 12 and a portion of T42S R14W Section 7. The awarded RFP applicant will need to deliver a legal description for the transaction.

ENTITLEMENTS

The existing zoning for this parcel is “PCD” Planned Commercial Development approved for commercial development. No further zoning is required; however it is anticipated a conditional use permit from the city may be necessary.

UTILITIES

All infrastructure is located close to property in the Grapevine Crossing North roadway. Developer is to research and verify actual locations/availability of utilities.

IMPROVEMENTS

The lands are accessible by Grapevine Crossing North. The successful purchaser/development partner of the subject parcel will be required to construct/pay for all roadway improvements, infrastructure, development of the pads, marketing of the project, etc.

PROPERTY CONDITION

Sienna Hills Parcel 10F is ungraded in a natural, raw condition.

OFFER INFORMATION

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan
- Term of property inspection period
- Term of closing

Additional pages may be necessary.

Sienna Hills Parcel 10F 5.5+/- Acres -Proposal Details

Sienna Hills Parcel 10F 5.5+/- Acres

SUBMIT SEALED PROPOSALS TO: SITLA
ATTN: Gregg McArthur

ADDRESS: 1593 East Grapevine Crossing
Washington, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: October 18, 2021 at 4:30 PM

ANTICIPATED BOARD APPROVAL: November 2021 or January 2022

FURTHER INFORMATION: Gregg McArthur
At above address
(435) 522-7411

SITLA reserves the right to reject any or all proposals

Information for Respondents

Proposals

Development Proposals: SITLA requests Development proposals for Parcel 10F in the Sienna Hills area and are located within a portion of T42S R15W Section 12 and a portion of T42S R14W Section 7. The Trust may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

Form: Each development proposal shall be submitted in a sealed envelope bearing the words “**Sienna Hills Parcel 10F 5.5+/- Acres**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

Signatures: All proposals shall be signed and have the full address written in the appropriate spaces.

Withdrawal: Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

Opening: Proposals will not be publicly opened.

Proposed compensation structure: Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration's contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partners can propose either lot creation and vertical building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. In no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined.

Proposal Form

Proposal is submitted to: SITLA, Attn: Gregg McArthur
1593 Grapevine Crossing
Washington, UT 84780

Date: _____

Business Name: _____

Respondent Name: _____

Title: _____

Business Address: _____

Telephone: _____

Email Address: _____

Signature(s) _____

[illegible]

Submitters may use the table above, or their own form if more details are needed

Exhibit A

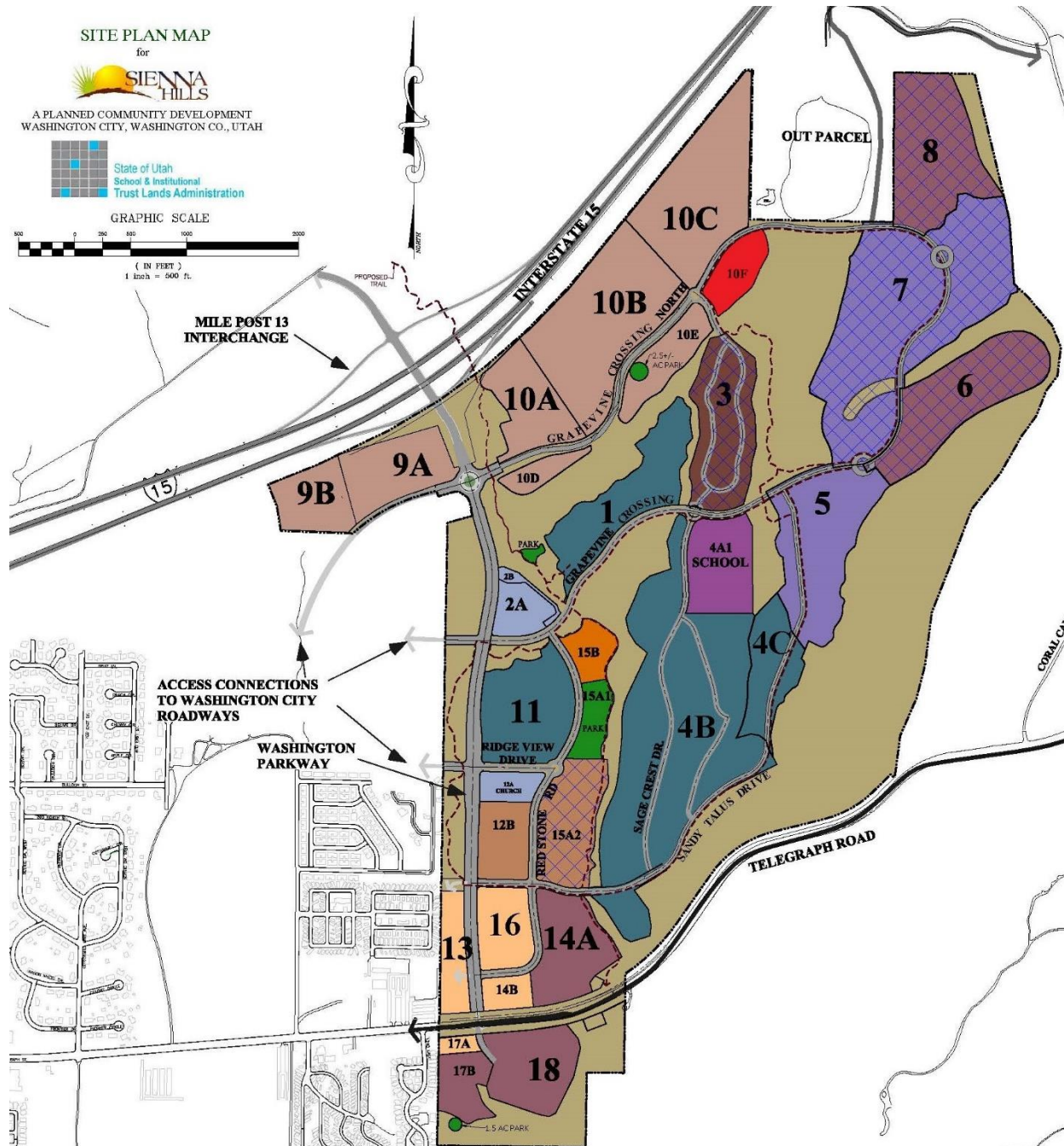


Exhibit B

